138.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,203,800 / 1,203,800
					USE VALUE:	1,203,800 / 1,203,800
					ASSESSED:	1,203,800 / 1,203,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUSSON JAMES J
Owner 2:	SMITH LAURIE M
Owner 3:	
Street 1:	163 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEMBSKI MARLENE S/ETAL -
Owner 2:	MULLETT WILLIAM -
Street 1:	163 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Clapboard Exterior and 2321 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6533.000	643,000	6,400	554,400	1,203,800
Total Card	0.150	643,000	6,400	554,400	1,203,800
Total Parcel	0.150	643,000	6,400	554,400	1,203,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.66 /Parcel: 518.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88185

GIS Ref

GIS Ref

Insp Date 11/08/18

!10640!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	643,000	6400	6,533.	554,400	1,203,800		Year end	12/23/2021
2021	101	FV	623,900	6400	6,533.	554,400	1,184,700		Year End Roll	12/10/2020
2020	101	FV	623,900	6400	6,533.	554,400	1,184,700	1,184,700	Year End Roll	12/18/2019
2019	101	FV	465,800	5100	6,533.	585,200	1,056,100	1,056,100	Year End Roll	1/3/2019
2018	101	FV	465,800	5100	6,533.	431,200	902,100	902,100	Year End Roll	12/20/2017
2017	101	FV	465,800	5100	6,533.	412,700	883,600	883,600	Year End Roll	1/3/2017
2016	101	FV	465,800	5100	6,533.	381,900	852,800	852,800	Year End	1/4/2016
2015	101	FV	447,100	5100	6,533.	320,300	772,500	772,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:05:09

LAST REV

Date	Time
09/20/19	13:17:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMBSKI MARLENE	36264-135		8/29/2002		807,000	No	No		
KAISER PETER/ET	24896-149		9/30/1994		340,000	No	No		Y

USER DEFINED

Prior Id # 1:	88185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2018	42	Redo Kit	135,000	O				
6/28/2011	628	Redo Bat	15,000					REDO MBTH
9/26/2006	808	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Inspected	189	PATRIOT
2/10/2009	Measured	336	PATRIOT
11/30/2002	MLS	MM	Mary M
5/13/2000	Missed Appt.	197	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6533		Sq. Ft.	Site		0	90.	0.94	10									554,391						554,400	

Total AC/HA:	0.14998	Total SF/SM:	6533	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,391	Spl Credit		Total:	554,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14881229
Const Adj.:	0.98990101
Adj $ / SQ:	147.837
Other Features:	115250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674001
Depreciation:	31004
Depreciated Total:	642997

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

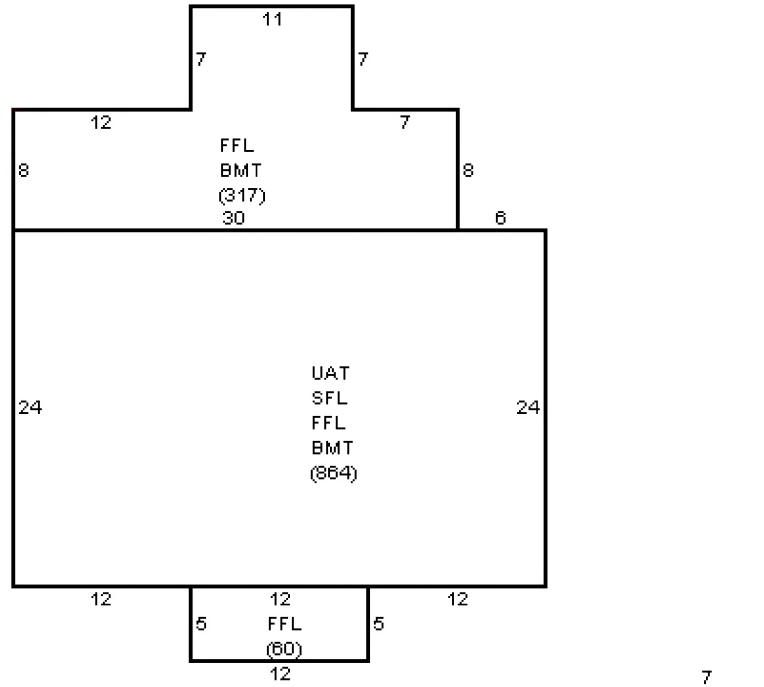
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.62
Special Features:	0	Val/Su Net:	183.61
Final Total:	643000	Val/Su SzAd	305.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,241	147.840	183,466
BMT	Basement	1,181	44.350	52,379
SFL	Second Floor	864	147.840	127,731
UAT	Upper Attic	216	129.360	27,941

Net Sketched Area:	3,502			Total:	391,517
Size Ad	2105	Gross Area	4150	FinArea	2321

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1932	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	20X25	A	AV	2000	3.00	T	15.2	101			1,300			1,300

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400